

An extraordinary country estate 10 minutes from Bergerac. Magnificent renovated manor with 3 houses and more habitable space to be created. 30ha of land. A stunningly beautiful...



INFORMATION

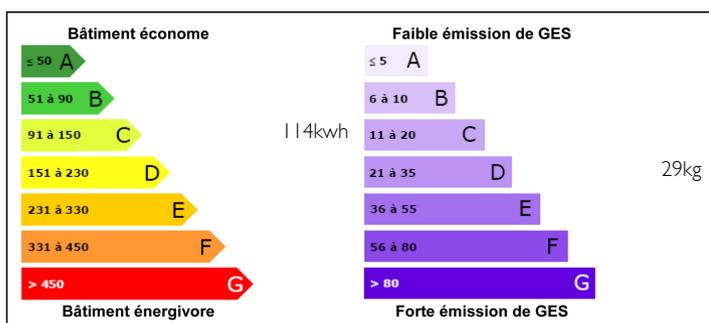
Town:	BERGERAC
Department:	Dordogne
Bed:	13
Bath:	11
Floor:	543 m2
Plot Size:	300000 m2



IN BRIEF

An extraordinary country estate 10 minutes from Bergerac. The U shaped converted manor house offers a five bedroom main house, a four en suite bedroom gite and a two bedroom gite. Two bedroom with independent access and more habitable space to be created. Swimming pool and beautiful views on the countryside. In the middle of 30ha of land, the environment is of the most peaceful. Agricultural land, truffle orchard, pasture and woodland as well as horse boxes and outbuilding.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Private lane to the U shaped manor house, in the middle of its 30ha of land:

Main house (~300m²) comprising on the ground floor entrance hall, dining room open onto the sitting room (~27m² + ~48m), open plan kitchen (~37m²) open into the spacious covered terrace with summer kitchen (~60m²), larder, wash room, WC visitors, bedroom 1 en suite (~14m² + 12m² bath, shower, double sink, separate WC) and dressing. First floor with landing, four bedrooms (~19, 22, 20m²1m²), bathroom (bath, basin), shower room (shower, basin) and WC. Spacious mezzanine.

Two en suite bedrooms (~28m² and 29m²) with independent access, ideal for B&B.

House 2 (~119m²) with entrance hall, kitchen (~19m², fire place), sitting room (~21m²), bedroom 1 en suite (shower and basin), WC and on the first floor four en suite bedrooms.

House 3 (~ 53m²) with living room and kitchenette, two bedrooms, shower room and WC.

Wine cellar, garage and various storage rooms. More habitable space to be created ideal for further accomodation, seminar rooms etc. (approx 180m² in all)

Salted swimming pool (15x6m)

Horse boxes and wooden agricultural building. 30 ha of land with truffle plantation, agricultural land, pasture and woodland.

Bergerac at 10km, with international airport and railway connection to Bordeaux. Bordeaux airport at 115km.

LOCAL TAXES

Taxe foncière: 2660 EUR

Taxe habitation: 1465 EUR

NOTES